

DESCRIPTION OF A LINE OF AGREEMENT BETWEEN THE FORMER JEWELL GRAIN AND FEED CORPORATION AND FLO-LIZERS, INC. AND FLO-N-GRO, INC.

Beginning for the same at a nail and cap in the paving on the east side of Md. Rte. 561 (40' wide), said point being S 11 51 40 E 183.50' from an iron pipe at the intersection of the east side of said road and the southeast side of the former Pennsylvania Railroad lands, 21.40' from, measured perpendicular to, the centerline of the tracks; and running, thence, by and with a line of agreement between the former Jewell Grain & Feed Corp. and Flo-Lizers, Inc. and Flo-N-Gro, Inc. the six following courses and distances: (1) N 74 44 10 E - 240.95' to a P.K. nail in the paving at a point 2' from, measured radially to, the base of a large grain bin, (2) along an arc, 2' from the base of said bin, the radius of which is 26.50' and the chord of which is N 74 44 10 E - 42.07' to an iron pipe, (3) N 74 44 10 E - 198.43' to an iron pipe, (4) N 06 10 40 W - 306.86' to an iron pipe, N 53 15 E - 61.03' to an iron pipe, and (6) N 36 45 W to an iron pipe on the southeast side of the former Pennsylvania Railroad lands, this point being S 36 45 E - 21.40' from a point in the centerline of tracks which is N 53 15 E - 600.00' from the intersection of the centerlines of said tracks and Md. Rte. 561.

Together with a right-of-way over the lands of Flo-Lizers, Inc. and Flo-N-Gro, Inc. adjacent to part of the first line, all of the second line, and part of the third line of the above description, said right-of-way extending 30' from the base of the grain storage bins near said lines.

Together with a 30' right-of-way over the lands of Flo-N-Gro, Inc., parallel to and adjacent to the fourth line of the above description, said right-of-way extending from the extension of the third line of said description to the fifth line.

Subject to an easement for the existing underground pipes running from the railroad lands, across the former Jewell Grain and Feed Corporation lands, to the lands of Flo-Lizers, Inc.

July 15, 1977.

William R. Nuttle.

DESCRIPTION OF A TRACT TO BE CONVEYED TO SOUTHERN STATES CORP.,
SECOND DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe at the intersection of the east side of Md. Rte. 561 (40' wide) and the southeast side of the former Pennsylvania Railroad lands (21.40' from the centerline of tracks); and running, thence, by and with said railroad lands, along a line 21.40' from the centerline of tracks, N 53 15 E - 587.88' to an iron pipe and a new line of agreement between the herein described lands and the lands of Flo-N-Gro, Inc.; thence, by and with said new line and with a line of agreement between the herein described lands and the lands of Flo-Lizers, Inc. the six following courses and distances: (1) S 36 45 E - 78.60' to an iron pipe, (2) S 53 15 W - 61.03' to an iron pipe, (3) S 06 10 40 E - 306.86' to an iron pipe, (4) S 74 44 10 W - 198.43' to an iron pipe 28 from, measured radially to, the base of a large grain storage bin, (5) along an arc 28 from the base of said bin, the radius of which is 26.50' and the chord of which is S 74 44 10 W - 42.07' to a P.K. nail in the paving, and (6) S 74 44 10 W - 240.95' to a nail and cap on the east side of Md. Rte. 561; thence, by and with the east side of said road N 11 51 40 W - 183.50' to the place of beginning. Containing in all 3.343 acres of land, more or less

PARCEL 2

Beginning for the same at an iron pipe at the intersection of the west side of Md. Rte. 561 and the southeast side of the former Pennsylvania Railroad lands (338 from the centerline of tracks); and running, thence, by and with the west side of Md. Rte. 561 S 11 51 40 E - 141.14' to a nail and cap in the paving and the lands of Larry A. Will; thence, by and with said Will lands S 78 08 20 W - 190.00' to an iron pipe and N 11 51 40 W - 52.99' to an iron pipe and the aforementioned railroad lands; thence, by and with said railroad lands N 53 15 E - 209.45' to the place of beginning. Containing in all 0.423 acres of land, more or less.

Together with a 30' right-of-way over the lands of Flo-N-Gro, Inc. and Flo-Lizers, Inc. adjacent to part of the fifth, all of the sixth, and part of the seventh lines of the description of Parcel 1, said right-of-way to extend 30' beyond the base of the two grain storage bins located within Parcel 1 near said lines.

Together with a 30' right-of-way over the lands of Flo-N-Gro, Inc. adjacent to and parallel to the fifth line of Parcel 1, said right-of-way to extend from the third line of the description of Parcel 1 to an extension of the fifth line.

Subject to an easement for the underground pipe lines running across Parcel 1 from the railroad lands to Flo-Lizers, Inc. lands

July 15, 1977.

William R. Nuttle.

COMPOSITE DESCRIPTION OF THE JEWELL GRAIN & FEED CORP.,
SECOND DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at a point on the east side of Md. Rte. 561 (50' wide) and the southeast side of the Pennsylvania Railroad lands; and running, thence, by and with said railroad lands, along a line parallel to and 21.40' from the centerline of the main tracks, N 53 15 E - 623.38'; thence, by and with said railroad lands and with the lands of Karl J. Karbaum S 36 45 E - 78.60'; thence, still by and with said Karbaum lands S 53 15 W - 138.33' and S 37 49 E - 313.68' to the lands of Jewell Brothers; thence, by and with said Jewell Brothers lands and with the lands of Jewell Chemical Co. S 74 44 40 W - 416.74'; thence, still by and with said Jewell Chemical Co. lands S 74 43 W - 194.95' to the east side of Md. Rte. 561; thence, by and with the east side of said road N 11 47 W - 185.51' to the place of beginning. Containing in all 3.728 acres of land, more or less.

PARCEL 2

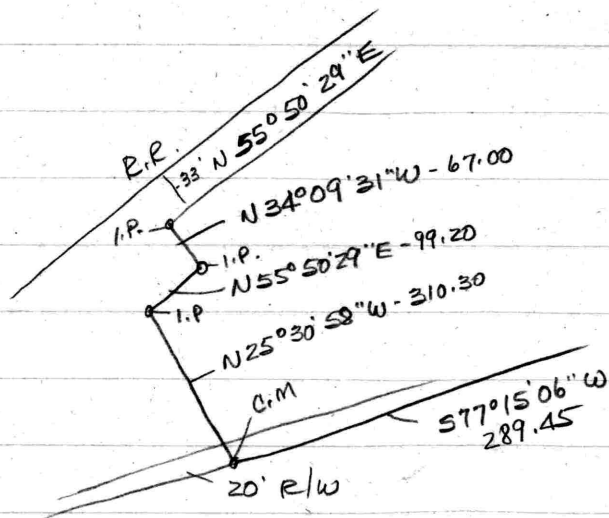
Beginning for the same at a point on the west side of Md. Rte. 561 (50' wide) and the southeast side of the Pennsylvania Railroad lands (66' wide); and running, thence, by and with the west side of Md. Rte. 561 S 11 47 E - 138.76' to the lands of others; thence, by and with the lands of others S 78 13 W - 185.00' and N 11 47 W - 52.62' to the southeast side of the aforementioned railroad lands; thence, by and with said railroad, along a line parallel to and 33' from the centerline of tracks, N 53 15 E - 204.07' to the place of beginning. Containing in all 0.406 acres of land, more or less.

Note: This description is the result of computations based upon various deed descriptions, and does not represent a survey by me.

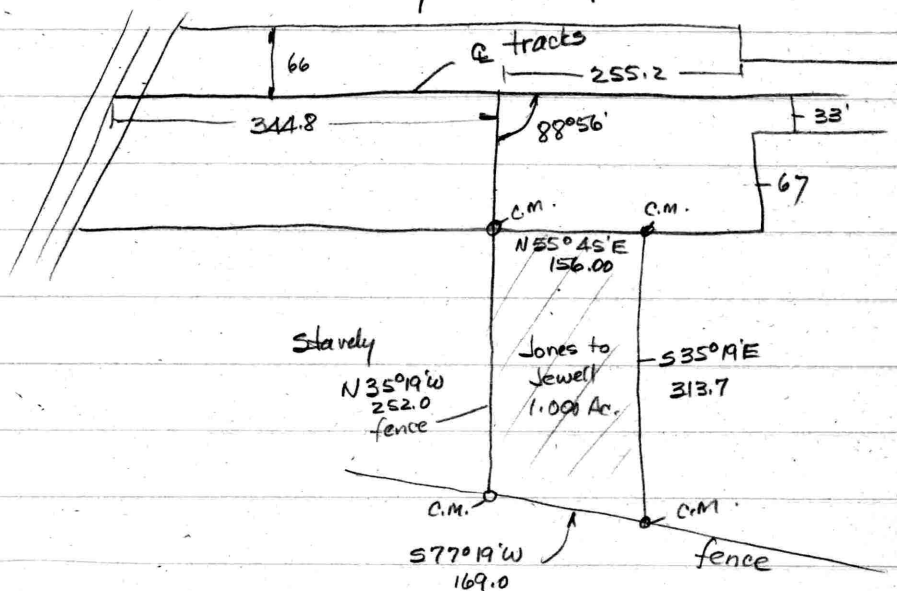
April 13, 1972.

William R. Nuttle.

Ho - N - Sho - EHP 60/451



WHG 24/351 - Maine Jones to Jewell - Metcalf 1952



255.2
156
99.2

344.8
255.2
600.0

220
75.90 ±
223
618.90

55 44 60
53 14 30
02 30 30

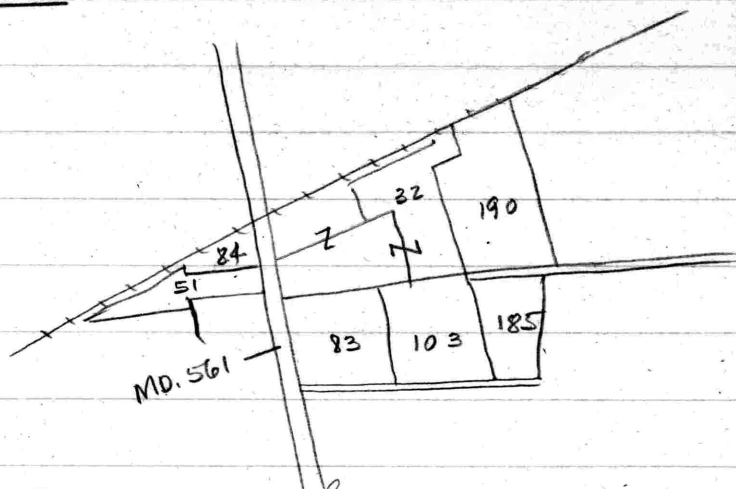
34 78 60
02 30 30
32 48 30

76 74 66
55 50 29
21 24 37

74 44 10
53 15
19 29 10

35 19 30
02 30 30
37 49 30
53 14 30
91 04 00
179 60
91 04
88 56

MAP 20



32 - Administrator, Small Business Admin.

EHP 50/709 ✓
EHP 30/577 ✓

51 Larry A. Will

EHP 53/818 ✓

83 Flo-Ligen, Inc.

EHP 43/768 ✓

84 - Administrator

EHP 50/709 ✓

103 - Flo-N-Gro

EHP 60/823 ✓

185 - Geo. A. Jewell

EHP 64/576

190 - Flo-N-Gro, Inc.

EHP 60/451

{ EHP 50/709 - My description of the two parcels
Subject to RLW to Karbaum.
EHP 30/577 - various parcels from Jewell used in
above description

Will - EHP 53/818

RAS 10/196

Parcel 1 Begin SE cor. of lot 1, NW cor. Harry Jewell
and SW cor. of home prop. of John R. Jewell
W dir. 315 to S side R.R.

N ~~E~~ to Jewell Grain

w/ same S dir. 150± to begin

Parcel 2 - lot 210 x 85 adjacent to Parcel 1

EHP 43/768 - Flo - Lugin

Parcel 1 Begin E rd. $S 09^{\circ} 05' E - 199.00$ from E tracks
w/ E rd. $S 09^{\circ} 05' E - 130.00$

$N 85^{\circ} 11' E - 220.00$

$N 09^{\circ} 05' W - 159.60$

$S 77^{\circ} 25' W - 220.00$ to begin

0.732 acres

Parcel 2

Begin E rd. $S 09^{\circ} 05' E - 329.0$ from inter E tracks
w/ E rd. $S 09^{\circ} 05' E - 90.00$ (to nail)

w/ new div. line $N 84^{\circ} 57' E - 296.00$ to C.M.

$N 09^{\circ} 05' W - 259.70$ to C.M.

Mitcave 1963

$S 77^{\circ} 17' W - 75.90$ to Parcel 1

$S 09^{\circ} 05' E - 159.60$

$S 85^{\circ} 11' W - 220.00$ to begin

0.900 acres

Plat EHP 4/632

EHP 60/823 - Flo - N. Gro

C.M.

Begin SE cor Parcel 2 above

w/ Jewell Chemical $N 09^{\circ} 05' W - 259.70$ to C.M.

$N 77^{\circ} 17' E - 223.00 \pm$ to C.M.

w/ new line $S 09^{\circ} 05' E - 302.00$ to C.M. on N side farm rd.

w/ same $S 84^{\circ} 57' W - 322.30$ to begin

Jewell EHP 64/576

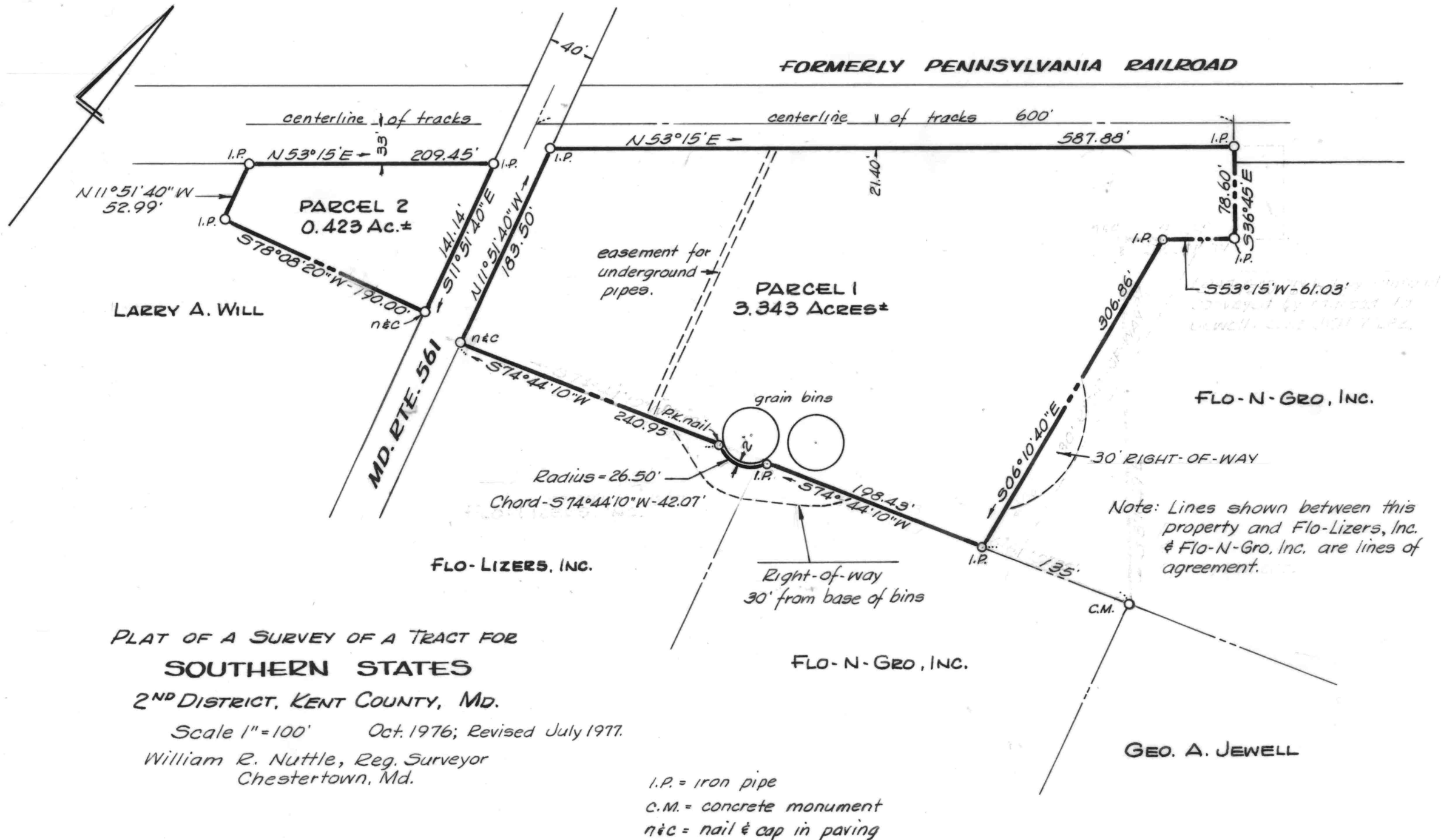
Begin C.M. on N side farm R/W at en -

said pt being $S 84^{\circ} 56' W - 618.30$ from E R/W state rd.

$N 09^{\circ} 05' E - 302.00$ to C.M. & Karbaum

w/ same $N 77^{\circ} 17' E - 240.05$ to I.P.

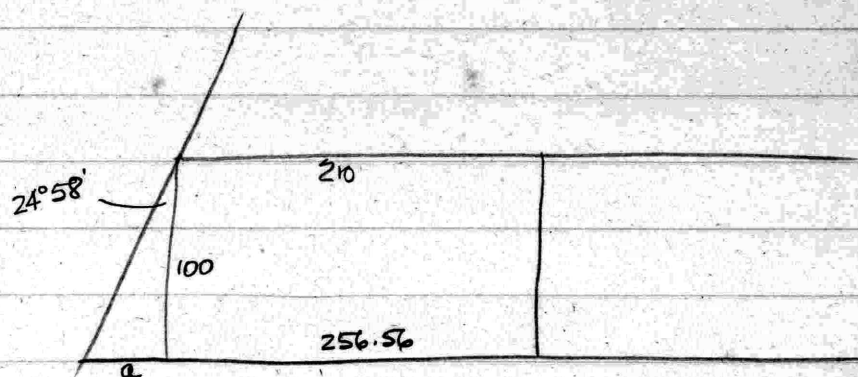
SRC Plat 756 - 40' wide road



$$\begin{array}{r} 623.38 \\ 27.58 \\ \hline 650.96 \end{array}$$

$$\begin{array}{r} 11\ 47 \\ 53\ 15 \\ \hline 65\ 02 \end{array}$$

$$\begin{array}{r} 89\ 60 \\ 65\ 02 \\ \hline 24\ 58 \end{array}$$



$$\tan x = \frac{a}{100}$$

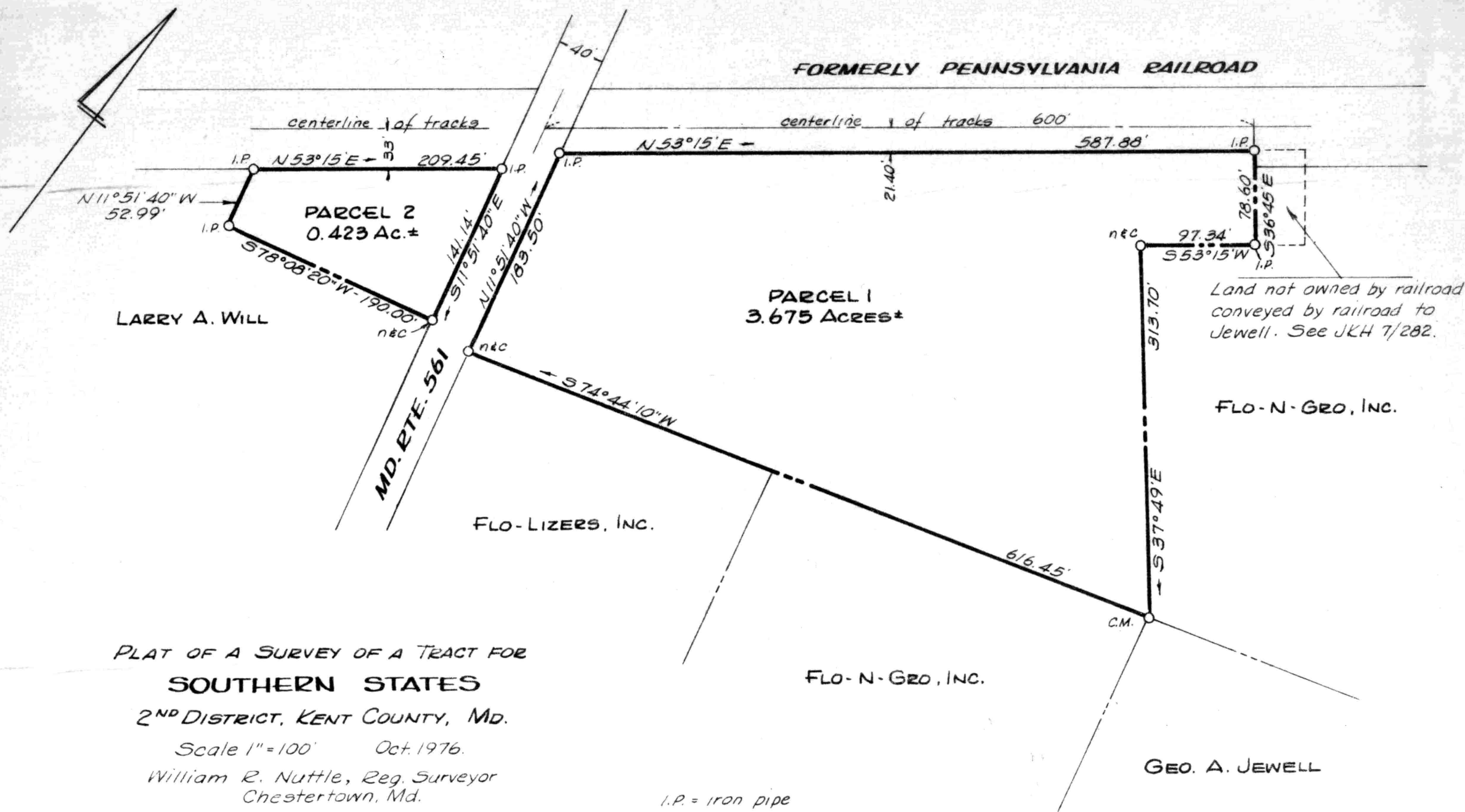
$$a = 100 \tan 24^\circ 58' = 46.56$$

Railroad conveyed land that was not theirs
 see JKH 7/282 - James A. Sutton to Kent R.R.C.
 Sept 1, 1868 - conveys extra width for 600'

$$53\ 14\ 30$$

$$11\ 52\ 10$$

$$\textcircled{65^\circ 06' 40''} - 65^\circ 02'$$

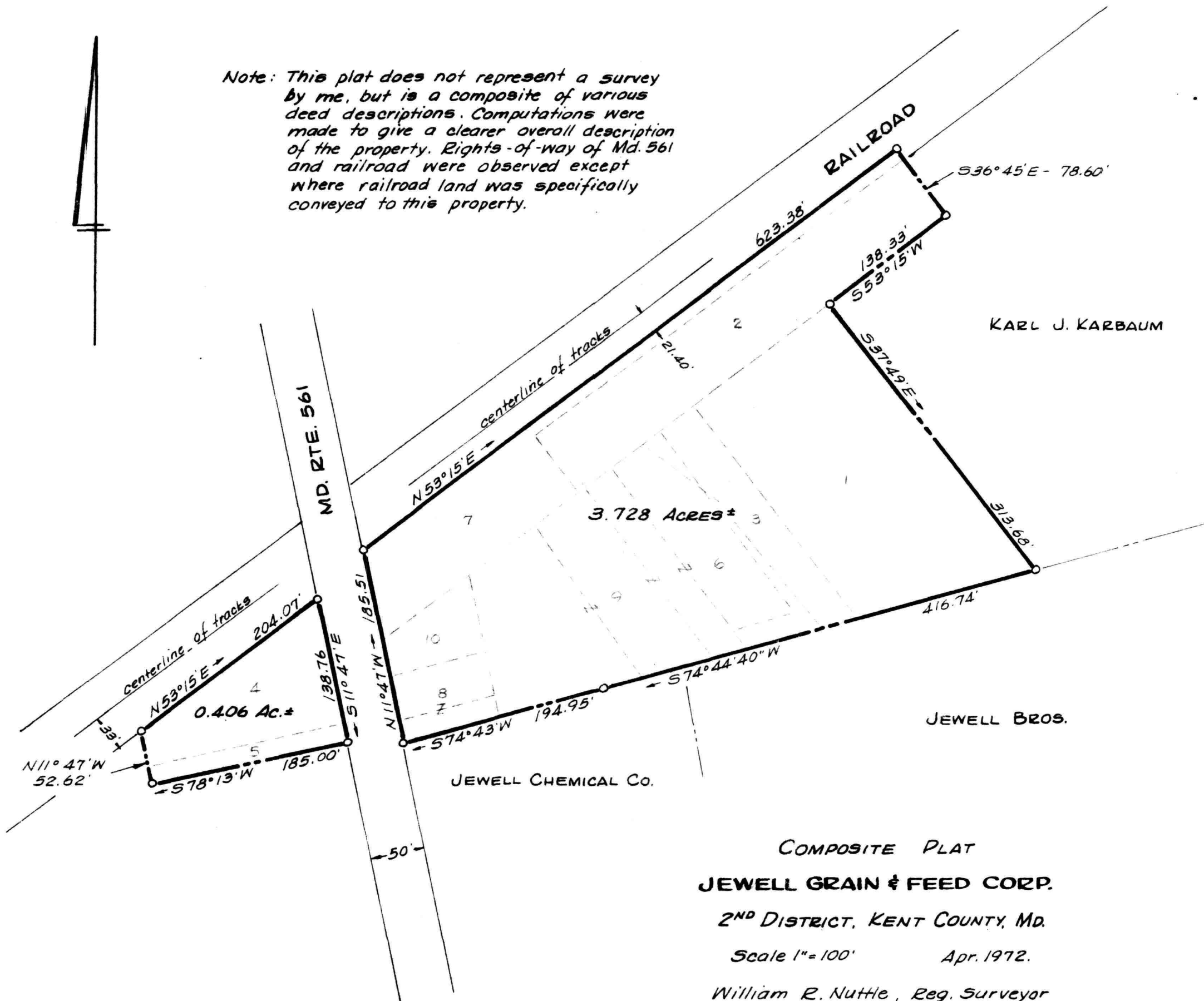


Land not owned by railroad
conveyed by railroad to
Jewell. See JKH 7/282.

FLO-N-GRO, INC.

FLO-N-GRO, INC.

Note: This plat does not represent a survey by me, but is a composite of various deed descriptions. Computations were made to give a clearer overall description of the property. Rights-of-way of Md. 561 and railroad were observed except where railroad land was specifically conveyed to this property.



COMPOSITE PLAT
JEWELL GRAIN & FEED CORP.

2ND DISTRICT, KENT COUNTY, MD.

Scale 1" = 100'

Apr. 1972.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.